

Brookline Reservoir Park



SEPTEMBER 26, 2017

BROOKLINE RESERVOIR PARK



Welcome Everyone!



- Introduction
- Recap of First DRC Meeting
- Preliminary Design Alternatives
- Public Discussion
- Summary and Conclusion

Project Goals and Priorities



- Safety and accessibility;
- Community gathering;
- Opportunities for people of all ages and abilities; and
- Beautiful, natural, historic open space.

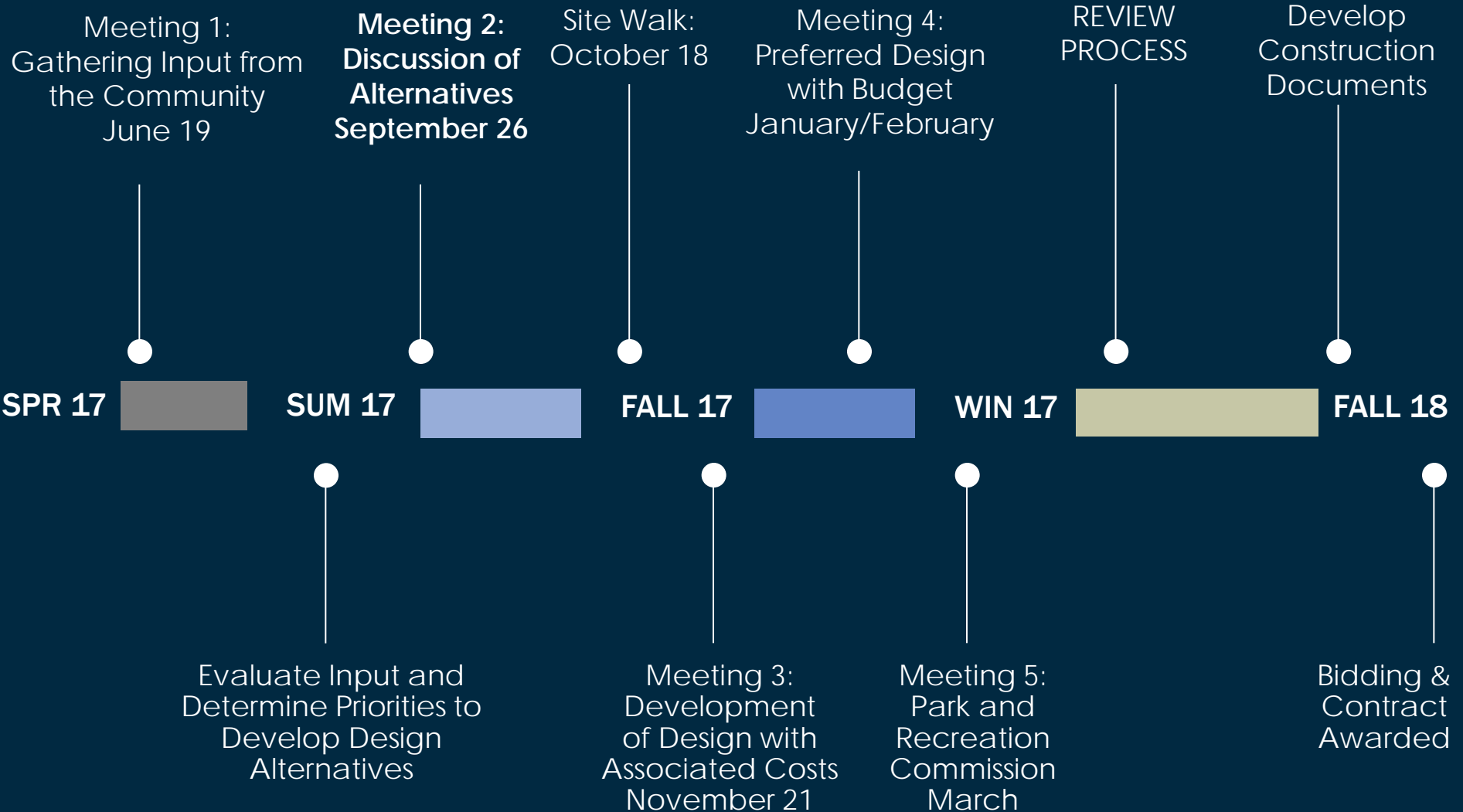
Design Review Process



- Introduction of Design Review Committee
- Open discussion in public meetings
- Final presentation to and vote by Park and Recreation Commission
- Construction bid package by Town staff
- Total budget \$2.2 million, including gate house and masonry repair



Project Timeline





RECAP OF 1ST DRC MEETING

SEPTEMBER 26, 2017

BROOKLINE RESERVOIR PARK



Existing Conditions—Survey



Significance of the Park



Opportunities & Constraints



—— Park entrances and circulation



—— Signage



—— Masonry repair



—— Directive from MA Office of Dam Safety

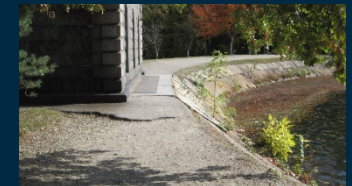
Edge conditions ——



Site Furnishings ——



Gatehouse ——
improvements



Baseline Improvements

— Universal access



Renovation/repair
of walking paths



— Masonry repair



Drainage and
utility
improvements



— Turf and planting
renovation



Removal of
invasives



— Solutions for MA
Office of Dam
Safety



State Requirements for Dam Safety Compliance



REGULATED BY MASSDCR OFFICE
OF DAM SAFETY (ODS)

"INTERMEDIATE" SIZED STRUCTURE

"HIGH" HAZARD CLASSIFICATIONS

2014 INSPECTION

- ♦ DAM IS GENERALLY WELL MAINTAINED
- ♦ OBSERVED DEFICIENCIES

ODS POLICY ON TREES ON DAMS

- Dam embankments must be maintained free of trees and brush
- No trees and brush within 20 feet of dam or appurtenant structures
- Healthy uniform cover of grass is recommended
- Permit required if vegetation to be removed is greater than 4 inches in diameter

Comments Heard

- Concern about loss of vegetation
- Appreciation of history
- Understanding of accessibility requirements & goals
- Importance of maintaining the park's character
- Drainage issues
- Desire for additional amenities--bicycle storage, another drinking fountain, distance markers
- Deterioration of infrastructure
- Goose management





PRELIMINARY DESIGN ALTERNATIVES

SEPTEMBER 26, 2017

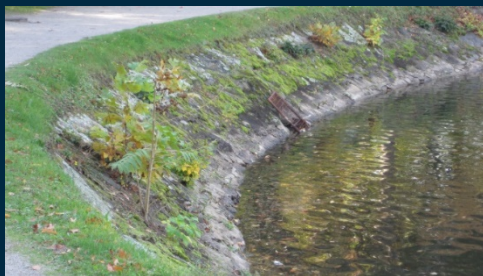
BROOKLINE RESERVOIR PARK



Masonry Evaluation & Potential Repair



- ■ ■ ■ Stone at reservoir basin
- Stone at retaining wall
- Stone veneer at bank



Repair needed at basin armature

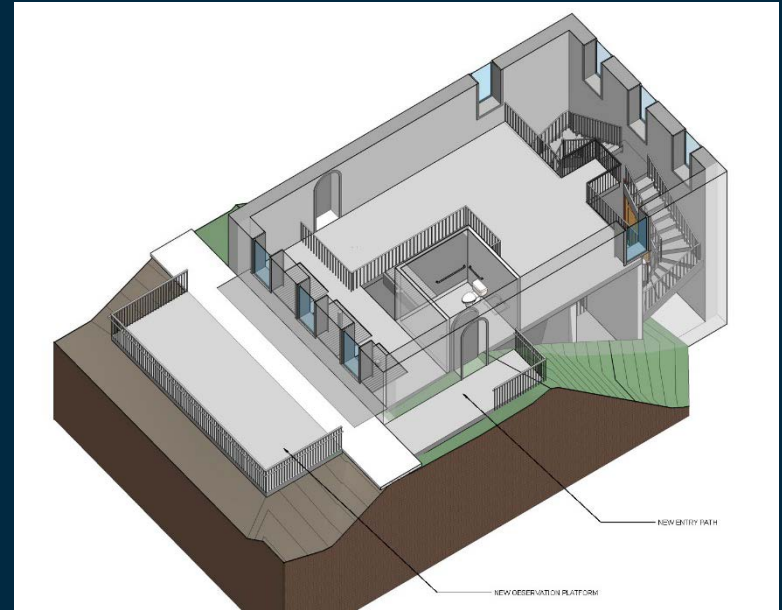


Repair needed at Dudley Street wall



Retaining walls need repointing

Gate House Improvements



Path Alternatives



Existing condition—12' wide stone dust, no edge, \$12/LF



12' wide stone dust path with metal edge both sides, \$36/LF



12' wide stone dust path with cobble edge both sides, \$62/LF



Distance marker

Potential Improvements to Edge Conditions



★ Steel rail repairs

— Potential rail at top of slope

▣ Potential new trees over lawn

— Post & rail repair/replace



Repair guardrail

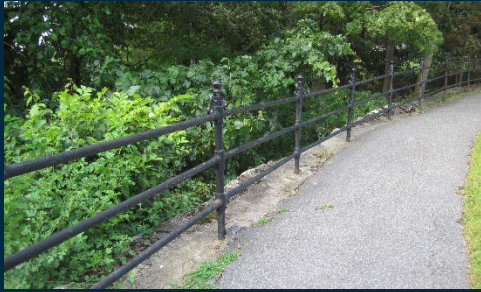


Wood rail repair/replacement

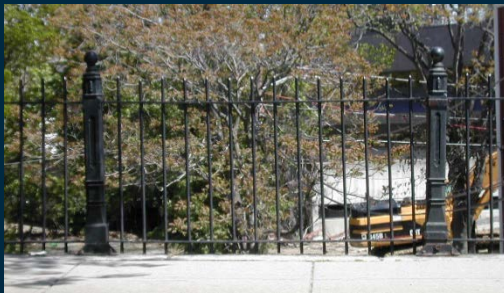


Clear invasives

Potential Railings at Top of Slope



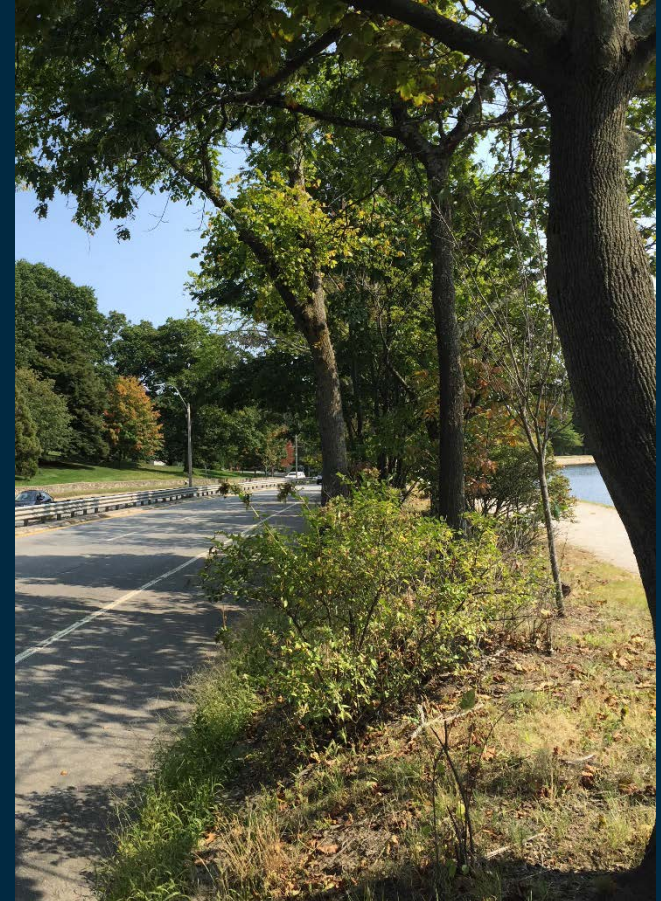
Metal post & rail w/ infill—pickets or mesh



Metal picket/
pedestrian guard

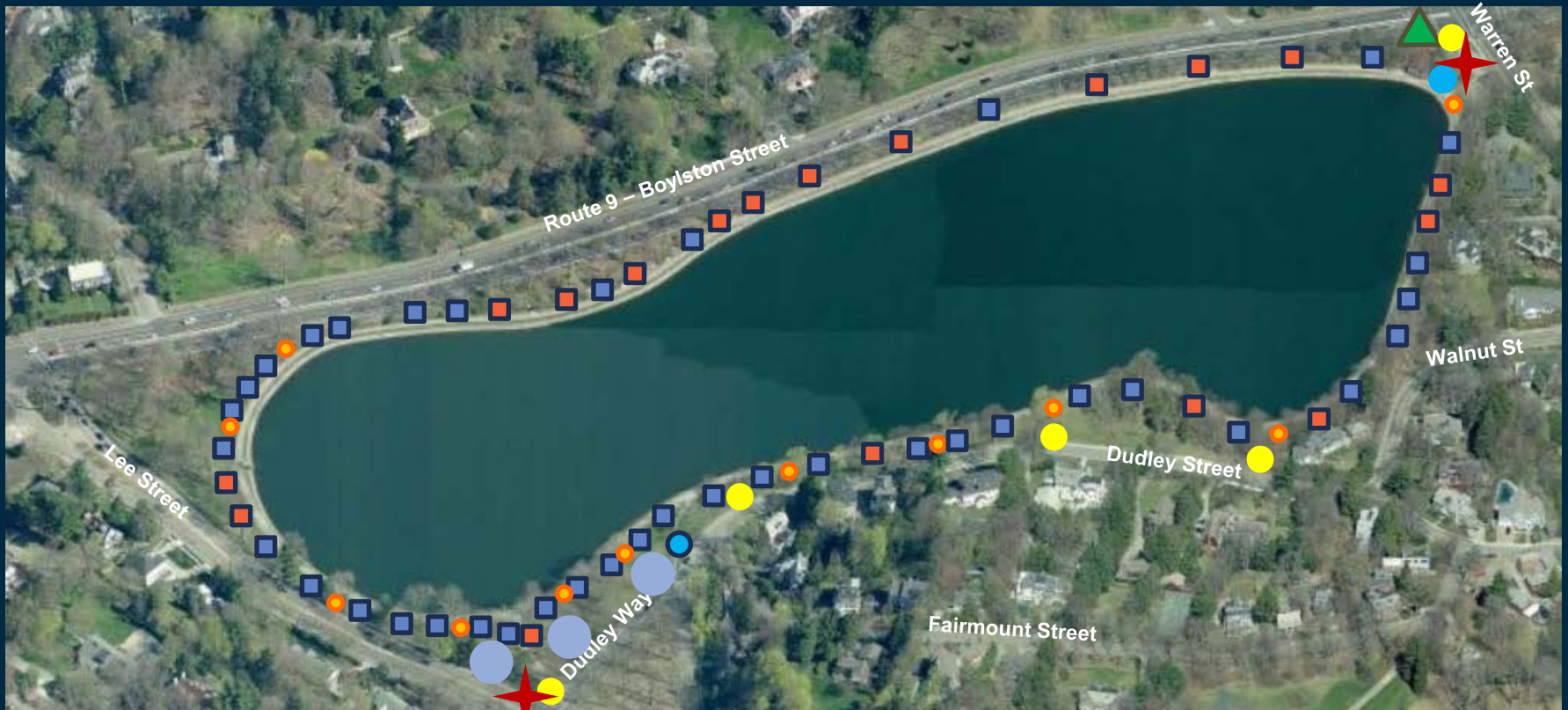


Incorporate
stone



Existing edge at Route 9

Site Furniture



■ Ex bench – “Boston Bench”

■ Ex bench – “Creative Pipe”

● Ex Trash Receptacle

● Potential “Big Belly” trash/recycling

★ Potential new bike racks & signage

● Ex drinking fountain

● Potential 2nd drinking fountain

● Potential for additional seating/picnicking

▲ Reinstall mile-marker

Site Furniture



Existing site furniture



Potential site furniture

Possible Site Furniture Arrangements



Single seats w/table



Glider



Café table & chairs

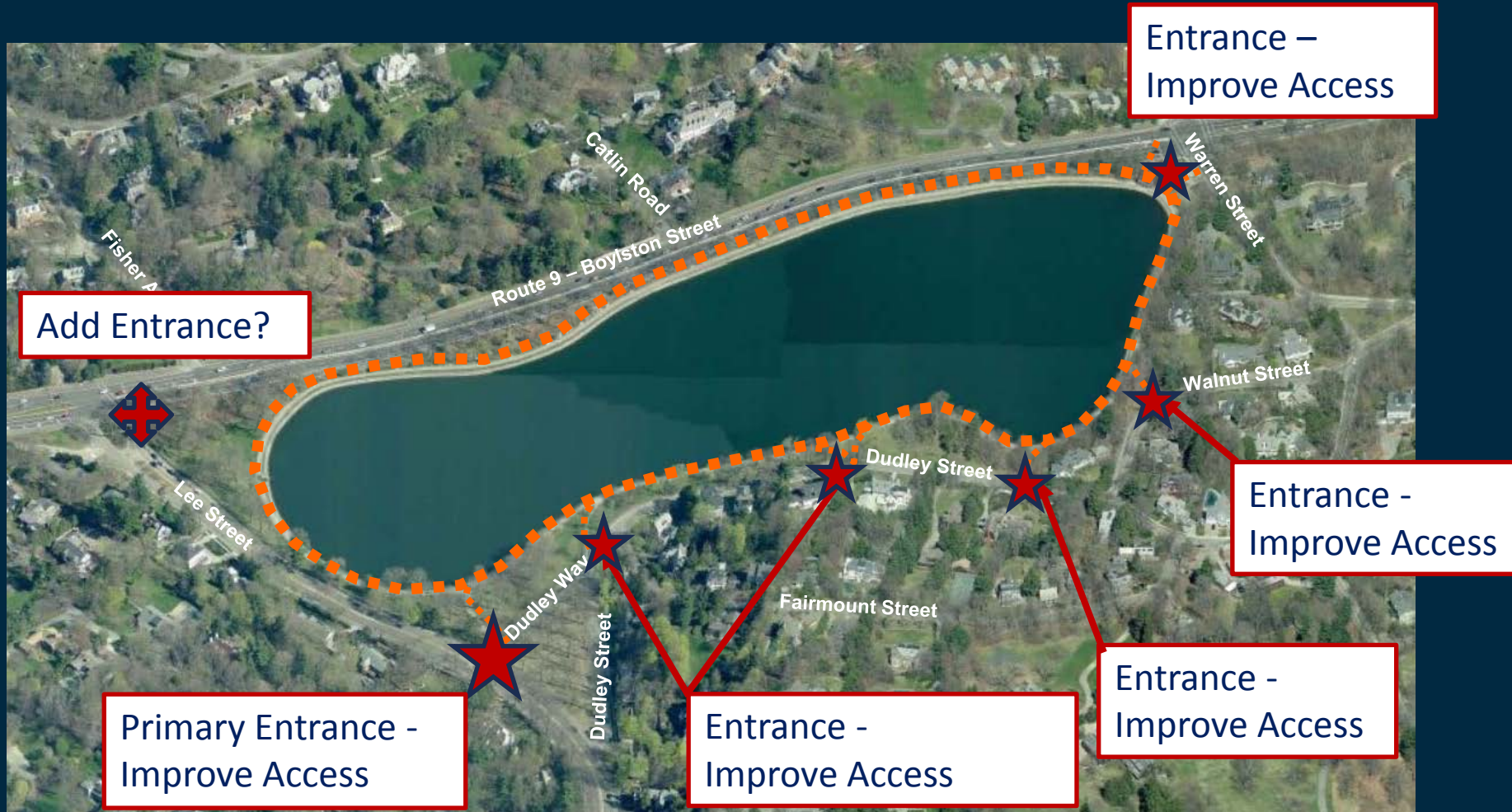


Group seating



Conversational benches

Universal Access / Park Entrances



Warren Street Entrance

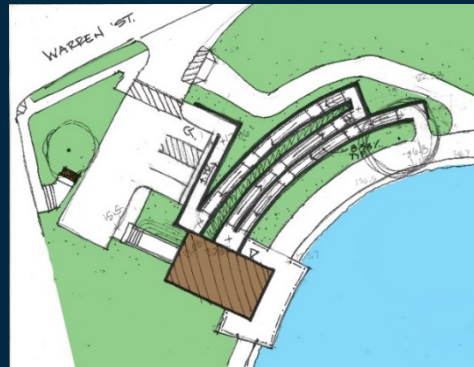
Existing Conditions



Stair Alternative



Accessible Alternatives



Dudley Way/Lee Street Entrance

Accessible Option



Existing Conditions



Dudley Street Entrance - 1

Accessible Option



Existing Conditions



Dudley Street Entrance - 2

Accessible Option

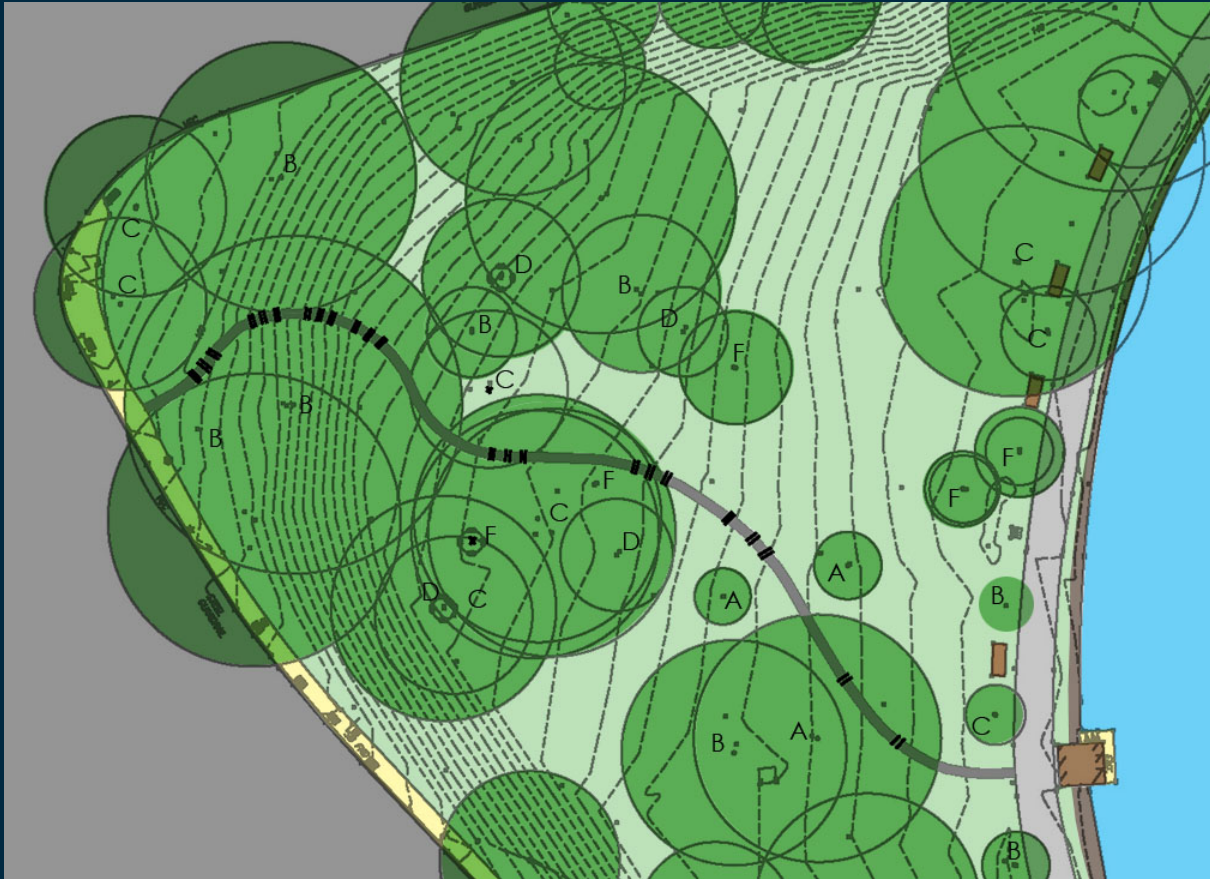


Existing Conditions



Lee/Rt 9 Entrance

Potential New Entrance



Example images



Walnut Entrance

Potential improvements



Steep path to stairs



Inaccessible stairs



Removal of Invasives



Remove invasive species – potentially replace with trees over lawn



Areas of a greater presence of invasives in armature



Areas of a lesser presence of invasives in armature



Eurasian Milfoil, an aggressive aquatic invasive, to be removed



Turf To Be Restored



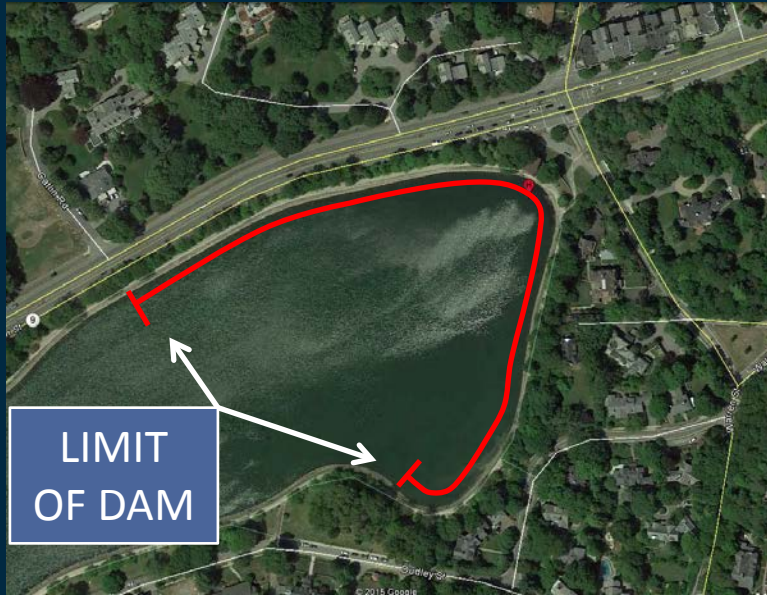
== Both edges of rebuilt stone-dust path

— Worn footpath

■ Shady areas

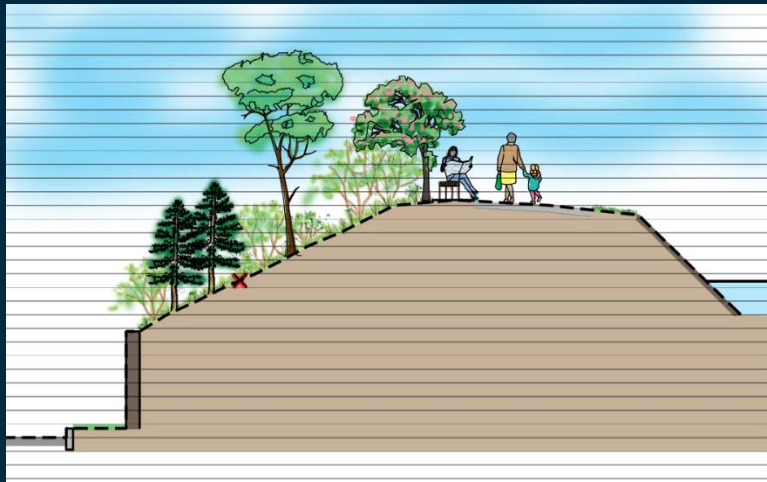
■ Damaged area

Understanding ODS Implications

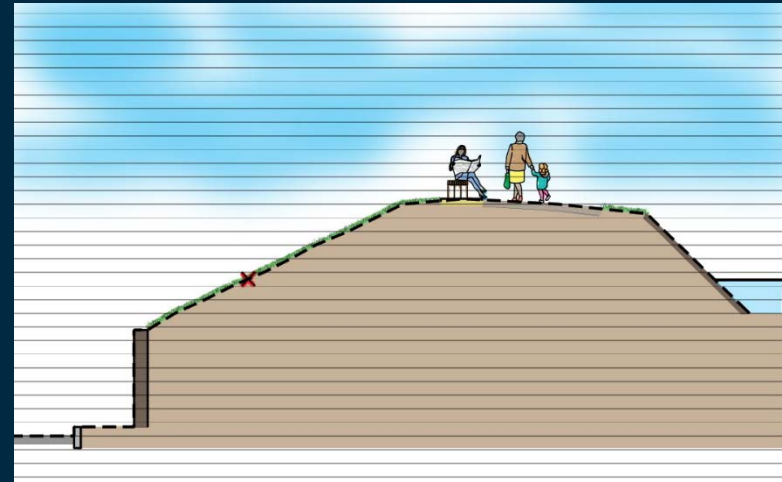


ODS POLICY:

- Remove all under-brush and trees, establish uniform cover of grass



Existing Conditions



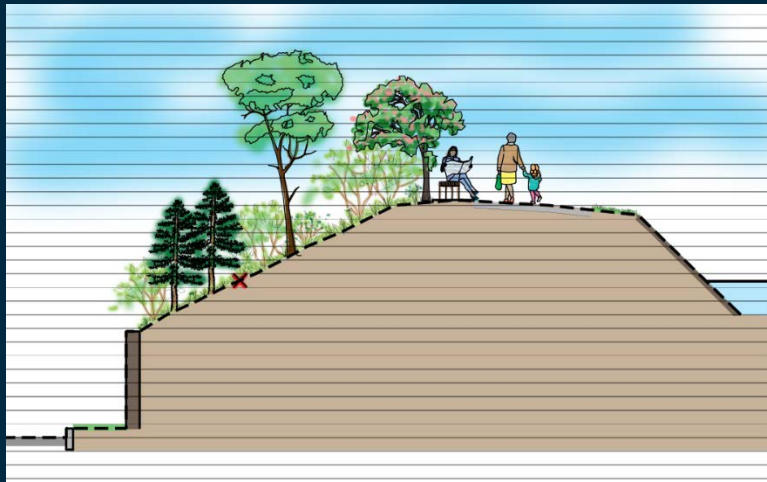
ODS Policy

Understanding ODS Implications

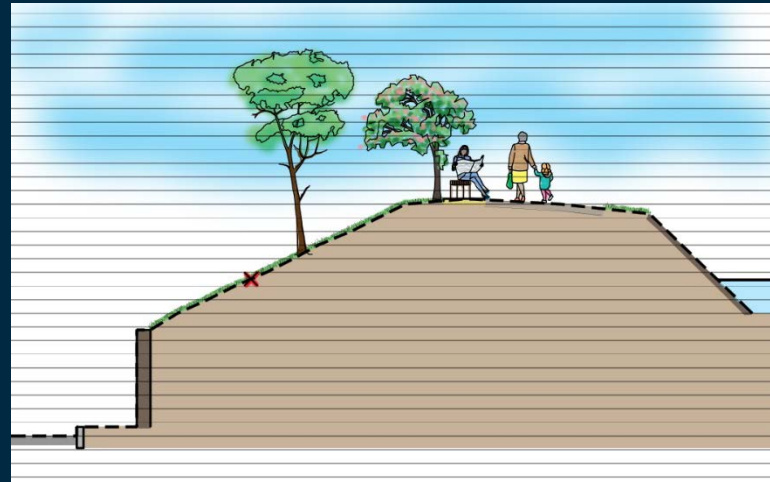


PROPOSED REFINED APPROACH:

- MUST - Remove all under-brush & trees under 6" cal.
- MUST - Remove trees adjacent to Gatehouse & trees in poor health
- Maintain trees – back of embankment, above water level & 6" + caliper and healthy
- Maintain trees – along top of bank (i.e. Cherry Trees)



Existing Conditions



Proposed Refined Approach

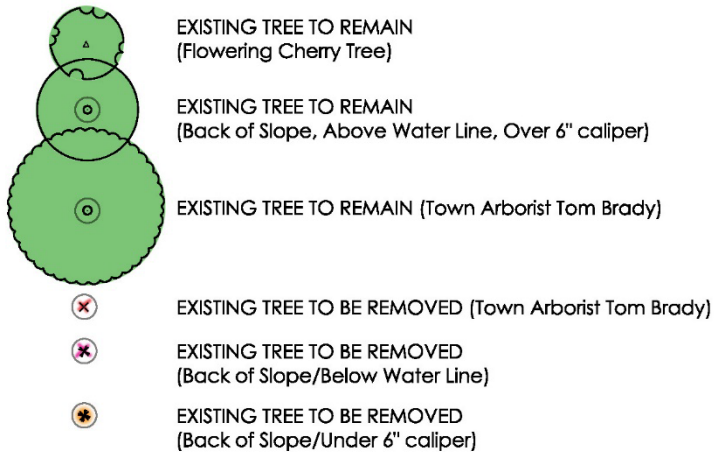
Understanding ODS Implications



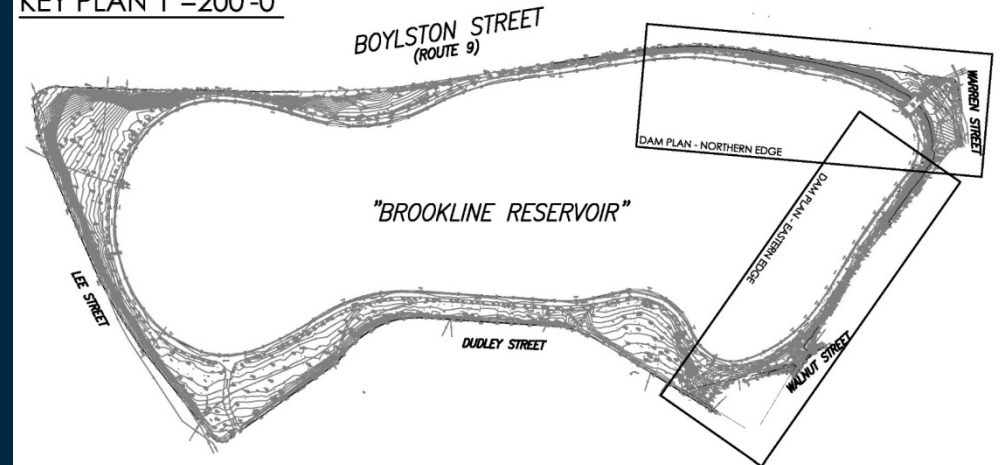
PROPOSED REFINED APPROACH:

- MUST - Remove all under-brush & trees under 6" cal.
- MUST - Remove trees adjacent to Gatehouse & trees in poor health
- Maintain trees – back of embankment, above water level & 6" + caliper and healthy
- Maintain trees – along top of bank (i.e. Cherry Trees)

LEGEND



KEY PLAN 1"=200'-0"



Proposed Refined Approach to ODS Policy



HOW DOES THIS WORK WITH THE PARK OVERALL??

Alternative for Lawn and Vegetation

A



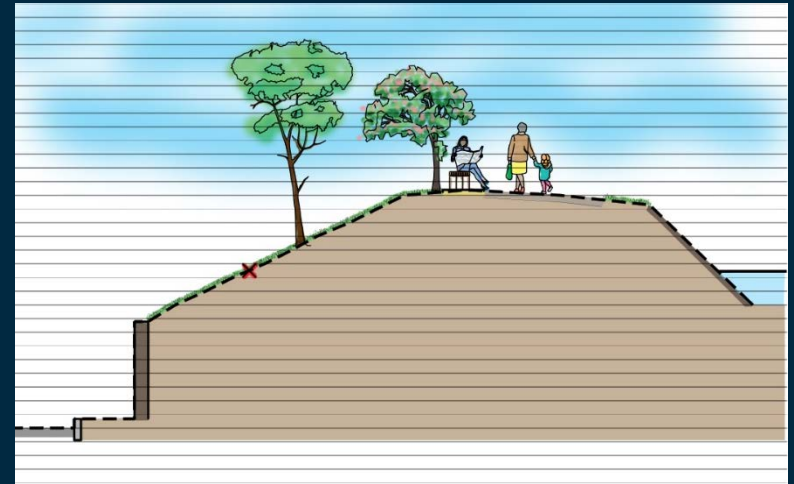
Cleared area with lawn



Existing trees over lawn



Existing trees and underbrush
(with invasives removed)



Alternative for Lawn and Vegetation

B



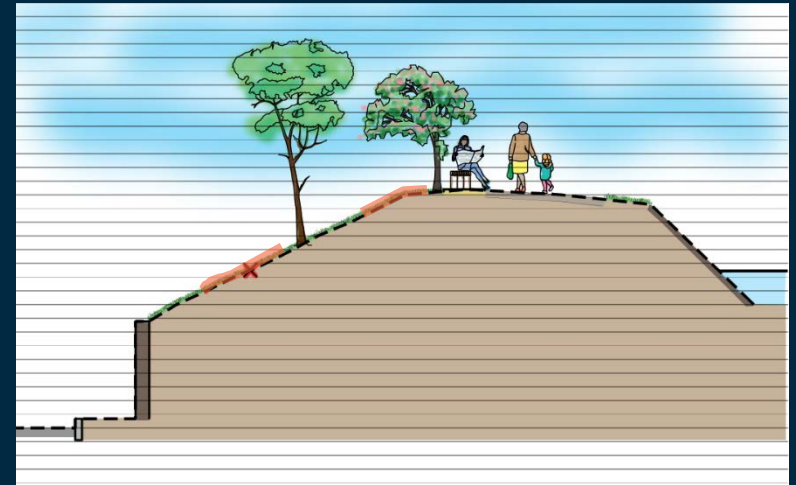
Cleared area with lawn



Existing trees over lawn



Cleared OR Existing trees over swaths of various short grasses





PUBLIC DISCUSSION

SEPTEMBER 26, 2017

BROOKLINE RESERVOIR PARK





What are your priorities for improvements in the park—plantings, accessibility, edge conditions, site furniture?

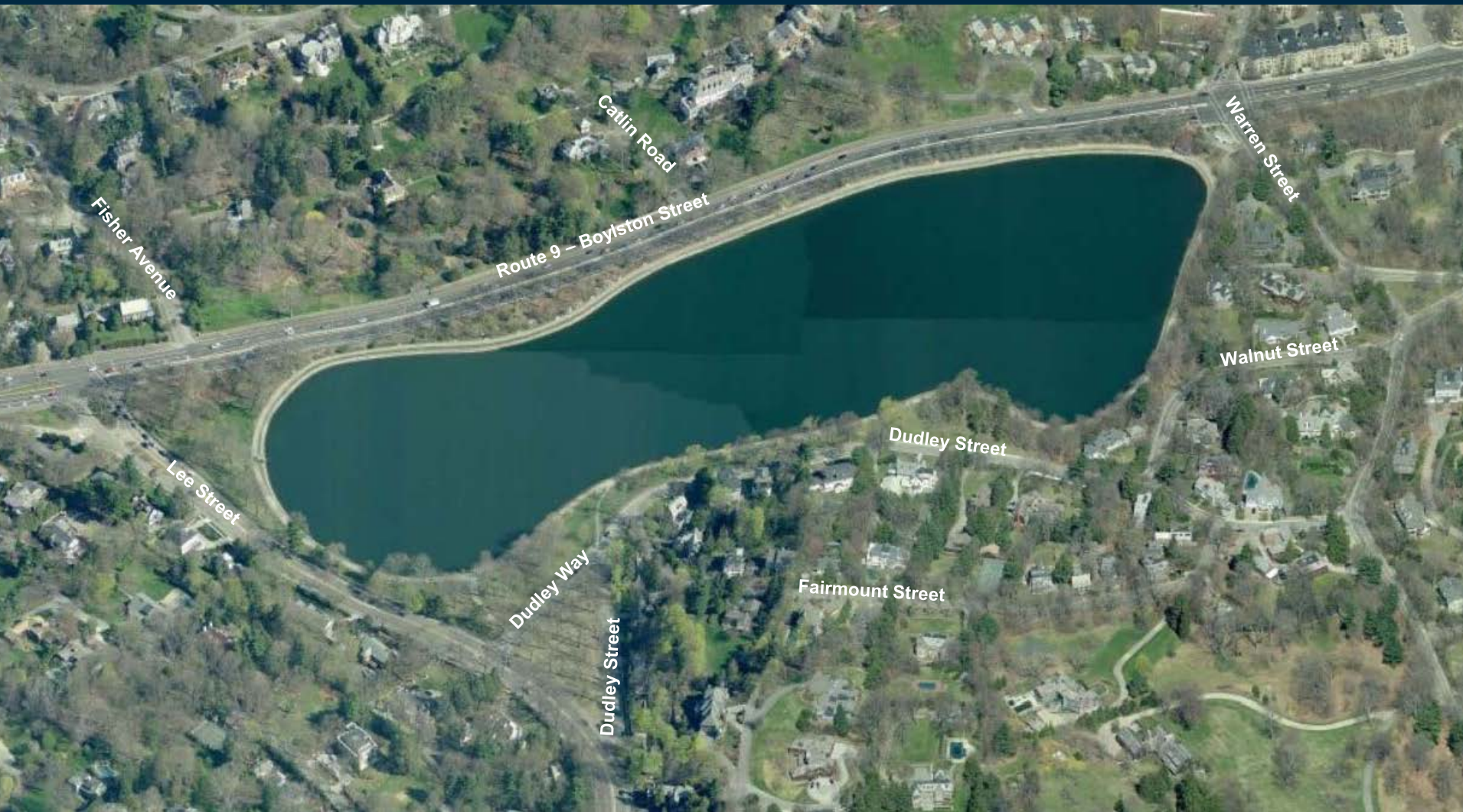
Contact Information

Your input is valuable - Please
contact us with your ideas!

Parks and Open Space Division
Town of Brookline
Annie Blair, Landscape Architect
333 Washington Street
Brookline, MA 02445

Telephone: 617-730-2616
Email: ablair@brooklinema.gov





Possible Site Furniture Arrangements



Single seats w/table



Glider



Café table & chairs

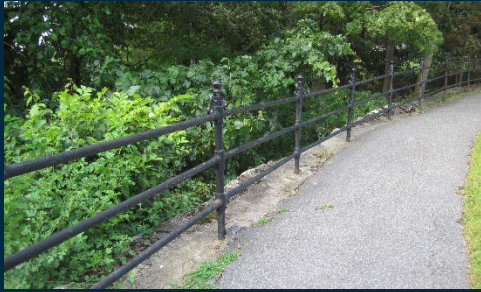


Group seating

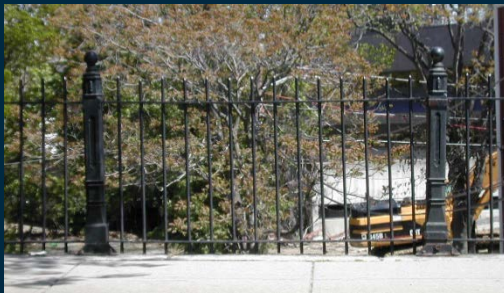


Conversational benches

Potential Railings at Top of Slope



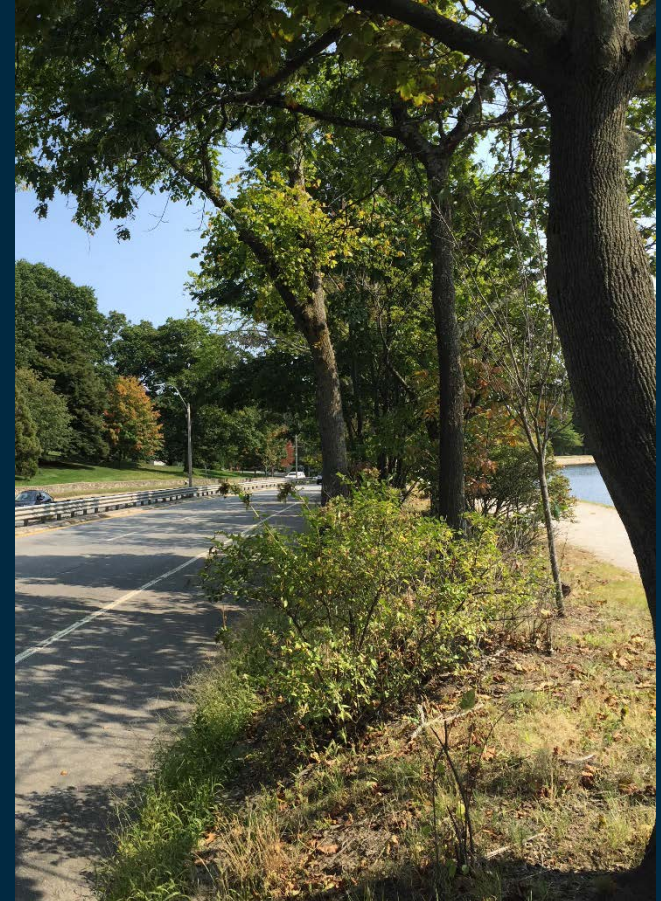
Metal post & rail w/ infill—pickets or mesh



Metal picket/
pedestrian guard



Incorporate
stone



Existing edge at Route 9

Universal Access / Park Entrances



Proposed Refined Approach to ODS Policy



HOW DOES THIS WORK WITH THE PARK OVERALL??